



**Wyatt Way, Chard TA20 1EG**





**welcome to**

**Wyatt Way, Chard**

This well presented modern terraced house is ideally situated within walking distance of local amenities. The property offers accommodation briefly comprising entrance hall, utility/ cloakroom, living room, kitchen, two bedrooms and bathroom. Outside there is an enclosed rear garden and single garage.



## Ground Floor

### Entrance Hall

Double glazed door to front. Telephone point. Radiator.

### Cloakroom / Utility

Front aspect double glazed window. Fitted with a WC and wash hand basin. Space and plumbing for washing machine and tumble dryer.

### Lounge / Diner

14' 8" x 10' 8" max ( 4.47m x 3.25m max )

Rear aspect double glazed window. Double glazed door to rear. Under stairs cupboard.

### Kitchen

10' 2" x 6' 3" ( 3.10m x 1.91m )

Front aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Tiled splashbacks. Built-in electric double oven and gas hob with cooker hood over. Boiler.

## First Floor

### Landing

Access to partly boarded loft with loft ladder. Fitted carpet.

### Bedroom 1

14' 9" x 7' 1" ( 4.50m x 2.16m )

Rear aspect double glazed window. Fitted carpet. Telephone point. Radiator.

### Bedroom 2

14' 9" x 6' 4" plus door recess ( 4.50m x 1.93m plus door recess )

Two front aspect double glazed window. Fitted carpet. TV and telephone points. Radiator.

### Bathroom

Fitted with a white suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC. Cupboard. Shaver point. Extractor fan. Part tiled. Radiator.

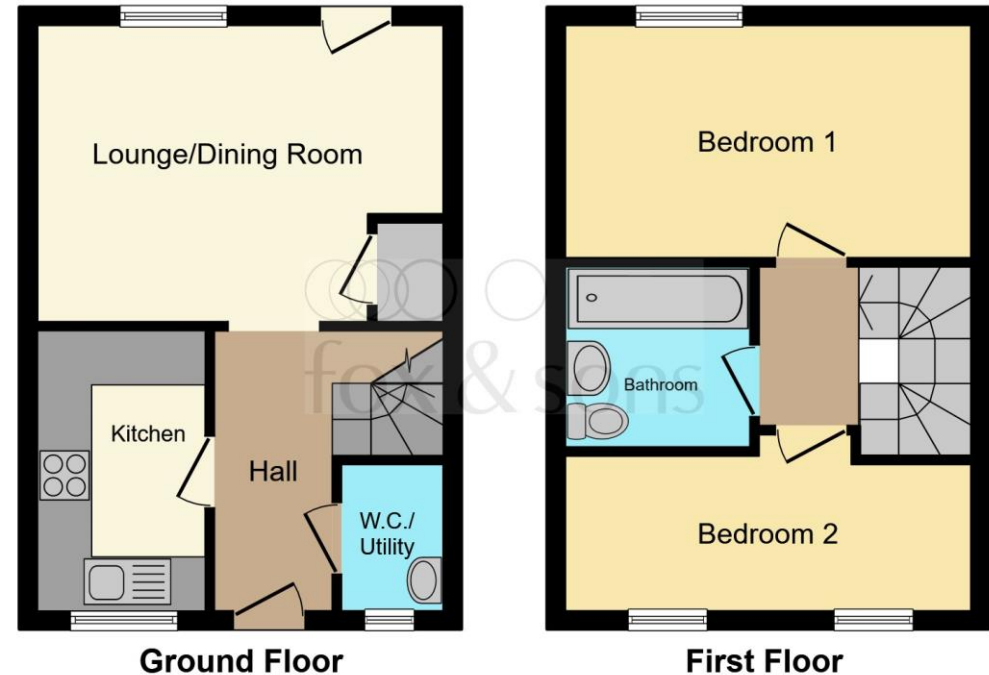
### Outside

The enclosed rear garden is laid to lawn and patio. Outside tap. A gate leads to the garage.

### Garage

16' 3" x 8' 2" ( 4.95m x 2.49m )

With roll up door.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Wyatt Way, Chard

- Mid Terrace House
- Two Bedrooms
- Enclosed Rear Garden
- Single Garage
- Council Tax Band: B

Tenure: Freehold EPC Rating: C

# £200,000

### directions to this property:

From Crewkerne proceed west on the A30 to Chard. Proceed into Chard and at the roundabout, turn right into Victoria Avenue. Continue along this road and at the junction turn right onto Furnham Road. At B & Q turn right and follow the road around into Coker Way. Turn right into Wyatt Way, where the property will be found denoted by our For Sale board.



Please note the marker reflects the postcode not the actual property

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